# MINUTES OF MEETING
# OLD HICKORY
# COMMUNITY DEVELOPMENT DISTRICT

A regular meeting of the Board of Supervisors of the Old Hickory Community Development District was held Monday, May 19, 2025 at 10:00 a.m. at the Oasis Club at ChampionsGate 1520 Oasis Club Blvd. ChampionsGate, FL.

Present and constituting a quorum were:

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| Lane Register | Chairman |
| Adam Morgan | Vice Chairman |
| Rob Bonin | Assistant Secretary |
| Kathryn Farr | Assistant Secretary |
| Michelle Dudley | Assistant Secretary |

Also present were:

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| George Flint | District Manager |
| Kristen Trucco | District Counsel |
| Rey Malave *by phone* | District Engineer |
| Alan Scheerer | Field Manager |

**FIRST ORDER OF BUSINESS** **Roll Call**

Mr. Flint called the meeting to order and called the roll. There were five Board members in attendance constituting a quorum. Mr. Flint administered to the oath of office to Kathryn Farr.

**SECOND ORDER OF BUSINESS** **Public Comment Period**

Mr. Flint stated there were no members of the public to provide comment.

**THIRD ORDER OF BUSINESS** **Approval of Minutes of the February 17, 2025 Meeting**

Mr. Flint presented the minutes from the February 17, 2025 Board of Supervisors meeting He asked for any comments or corrections. Mr. Morgan stated they all look good, make a motion to approve.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Minutes of the February 17, 2025 Meeting, were approved, as presented.

**FOURTH ORDER OF BUSINESS** **Resolution 2025-03 Approving the Proposed Fiscal Year 2026 Budget and Setting a Public Hearing**

Mr. Flint recommended August 18th at 10:00 a.m. in this location for the public hearing. Attached is the budget. There is no recommended assessment increase. They are balancing the budget using some carry forward surplus $42,447 to balance. There is adequate cash to do that. There are funds to be able to create a capital reserve but that will be done at another point. The administrative costs have been tightened up. Operating costs have gone up some. A budget has been included for the dog waste stations. Mr. Scheerer noted the HOA has a list of things they would like to see added for 2026 and the big-ticket item is fountains, one in Phase 1 and one in Phase IV. The quote for both fountains came up to $74,541 plus electricity cost for both would be about $1,000 per month which would have to be added to the electric line. He stated he did add some enhancements; they want to look at redoing the two entrances. He will bring back some proposals. It has been contemplated in this year's budget. Mr. Flint stated they will be creating a capital reserve fund and transferring out $30K to that. There is still adequate cash for operating expenses. Mr. Flint noted if the HOA wants fountains, the District can enter into a license agreement where the HOA can install the fountains and maintain them. Mr. Morgan suggested tabling the fountains for this year.

On MOTION by Mr. Morgan, seconded by Ms. Dudley with all in favor, Resolution 2025-03 Approving the Proposed Fiscal Year 2026 Budget and Setting a Public Hearing for August 18, 2025 at 10:00 a.m. at this location, was approved.

**FIFTH ORDER OF BUSINESS** **Consideration of License Agreement with Homeowners Association for Installation of Security Cameras – *Under Separate Cover***

Mr. Flint stated the HOA was moving forward with the installation of security cameras and realized many of the proposed locations were on CDD property. The Board has the ability to approve a license agreement to allow installation of cameras on CDD property. Mr. Scheerer provided a handout of the approximate locations with the property appraiser map. The locations are all in an area owned and maintained by the CDD per plat. This is an expense being taken on totally by the HOA, they just need permission to put the posts in. These cameras are solar powered and cellular data. Ms. Trucco has a form license agreement for this. She would ask for full indemnification from the HOA in the event any CDD property is damaged and a removal clause. She will draft the license agreement and send it over to the HOA.

> On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the License Agreement with Homeowners Association for Installation of Security Cameras, was approved.

**SIXTH ORDER OF BUSINESS** **Review and Acceptance of the Draft FY2024 Audit Report**

Mr. Flint stated the District is required to have an annual independent audit. The draft is in the agenda on page 60. There were no current or prior year findings or recommendations. It is a clean audit.

> On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor the Draft FY2024 Audit Report, was accepted.

**SEVENTH ORDER OF BUSINESS** **Appointment of Audit Committee and Chairman**

Mr. Flint stated the District needs to go through the audit RFQ process which involves appointing an Audit Committee and designating a Chair. In the past, the Board has appointed themselves as the Audit Committee. There is an Audit Committee meeting advertised for immediately after the Board meeting. The roll of the Audit Committee is to approve the form of the bid documents and the notice that is placed in the newspaper. The Audit Committee will review, rank and make recommendations on responses.

> On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Appointment of the Board as the Audit Committee Designating Adam Morgan as Chair, was approved.

**EIGHTH ORDER OF BUSINESS** **Staff Reports**

**A. Attorney**

Ms. Trucco had no new updates for the Board today.

**B. Engineer**

**i. Discussion of Pending Platt Conveyances**

**ii. Status of Permit Transfers**

Mr. Register stated all conveyances have occurred and all permits have been transferred. Ms. Trucco noted she is not aware of any additional conveyances at this time that are needed. Rey and Kristen will coordinate on completion letters for all the phases for the bond.

**C. District Manager's Report**

**i. Approval of Check Register**

Mr. Flint presented the check register from February $1^{st}$ through April $30^{th}$ for $73,104.01. Any comments or questions on the check register? Hearing no comments.

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| On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Check Register, was approved. |

**ii. Balance Sheet and Income Statement**

Mr. Flint presented the unaudited financials through the end of April. No action is required. Mr. Morgan noted there is no money left in the construction fund. Mr. Flint stated they need to certify those projects complete.

**iii. Presentation of the Number of Registered Voters - 767**

Mr. Flint stated there were 767 registered voters in the District as of April 15, 2025.

**D. Field Manager's Report**

Mr. Scheerer reviewed the Field Managers Report including light replacement in Phase I, dog park closure, and pond algae.

**NINTH ORDER OF BUSINESS** **Other Business**

There being no comments, the next item followed.

**TENTH ORDER OF BUSINESS** **Supervisor's Requests**

There being no comments, the next item followed.

**ELEVENTH ORDER OF BUSINESS** **Adjournment**

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the meeting was adjourned.

DocuSigned by:
George Flint
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Secretary/Assistant Secretary

DocuSigned by:
Adam Morgan
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Chairman/Vice Chairman